

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
AND VARIANCE.
Cor. S/S Lennox Ave, E/S of Md. * ZONING COMMISSIONER
Ave, N/S Hillen Rd (300 Lennox Ave)
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
Legal Owner: Baltimore County, * Case No. 97-456-XA
Maryland, Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Exception and Variance for the property located at 300 Lennox Avenue in east Towson. The Petitions are filed by Baltimore County, through Arnold Jablon, Director, Office of Permits and Development Management, property owner. Special Exception relief is requested to permit a community building with a group child care center. Variance relief is requested pursuant to Section 1B02.2.C.1.a. of the Baltimore County Zoning Regulations (BCZR) to permit a 4 ft. front setback in lieu of the required 25 ft. and a 9 ft. side yard setback in lieu of the required 35 ft. Also requested is a variance from Section 409.6.A.2. This variance relates to parking requirements for the site. The requested relief and subject property are more particularly shown on Petitioner's Exhibit No. 1, the site plan to accompany the Petitions for Special Exception and Variance.

Appearing at the public hearing held for this case was Mitchell Kellman, a Planner employed in the Office of Permits and Development Management. Also present was Kevin Roddy, from the Office of Community Conservation. The Petitioner was represented by Nancy West, Esquire, Assistant County Attorney. There were no Protestants or other interested persons present.

The subject property is a rectangularly shaped parcel, .86 acres in area, zoned D.R.5.5. The property is located in east Towson, and is bordered on three sides by public roads, namely, Towsontown Boulevard to the

ORDER RECEIVED FOR FILING

Date

By

6/5/97
M. Davis

south, Jefferson Avenue to the east and Lennox Avenue to the north. Presently, the site is improved with an existing two story building which fronts Lennox Avenue. A limited amount of parking is also provided on the site as well as a play area to support the proposed day care center.

The subject property and building thereon was originally utilized as the Carver School, a "colored" school used by African American children in the days before integration. The building itself was actually built in 1939. Eventually, the school was closed and the building has been used for a variety of uses since its closure. Recently, as a result of efforts through Mr. Roddy's office, the building has been extensively refurbished and rehabilitated. The building, now known as the Carver Center, houses a number of community services, including counseling, mentoring and similar activities. The Petitioner proposes a use of a portion of the site as a day care center, which can accommodate approximately 72 children. The children will be infants to school age. The day care operation will be operated by a private entity, thus, the need for the variance and special exception relief. As is well settled, Baltimore County is not subject to its own zoning regulations; thus as property owner, would not need to obtain the zoning relief here, but for the fact that the operator of the facility is a private entity.

Mr. Kellman testified extensively and described the site and the requested relief. He noted that the setback variances were needed due to the location of the existing building, which was constructed prior to the adoption of the first zoning ordinance in Baltimore County. He also described the parking arrangements, including parking spaces which are available on the site and immediately adjacent thereto. He also observed that the children of the day care center will be dropped off, thus eliminating the need for long term parking spaces.

Based upon the testimony and evidence presented, all of which was uncontradicted, I am persuaded to grant the Petition for Special Exception. In my judgment, the proposed use of the property will not be detrimental to the health, safety and general welfare of the locale, as described in Section 502.1 of the BCZR. To the contrary, the project presents a real opportunity for re-utilization of an older structure. Surely, the services rendered within the facility are needed by the community.

The variance relief shall also be granted. The unique characteristics associated with this property relate to its configuration, frontage on three streets and existing footprint of the building. Surely the Petitioner would suffer practical difficulty if variance relief were not granted. I find that the Petitioner has complied with the requirements of Section 307 of the BCZR.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 5th day of June 1997 that, pursuant to the Petition for Special Exception, approval to permit a community building with a group child care center of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B02.2.C.1.a. of the Baltimore County Zoning Regulations (BCZR) to permit a 4 ft. front setback in lieu of the required 25 ft. and a 9 ft. side yard setback in lieu of the required 35 ft., be and is hereby GRANTED; and,

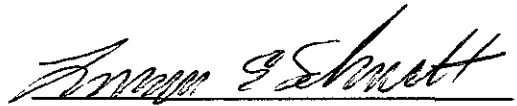
ORDER RECEIVED FOR FILING

Date

By

IT IS FURTHER ORDERED that a variance from Section 409.6.A.2. to permit parking requirements for the site, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 6/5/97
By M. G. G. G.



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 4, 1997

Nancy C. West, Esquire
Assistant County Attorney
Court House
400 Washington Avenue
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
Case No. 97-456-XA
Property: 300 Lennox Avenue
Petitioner: Arnold Jablon, Director, Office of Permits &
Development Mge.

Dear Mrs. West:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Exception and Variance have been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

att.

c: Kevin Roddy, Office of Community Conservation.



RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
PETITION FOR VARIANCE *
300 Lennox Avenue, cor of S/S Lennox Ave, * ZONING COMMISSIONER
E/S Maryland Avenue, N/S Hillen Road *
9th Election District, 4th Councilmanic * OF BALTIMORE COUNTY

Legal Owner(s): Baltimore County * CASE NO. 97-456-XA
Petitioners *
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Arnold Jablon, Esq., Director of Baltimore County Permits & Development Mgmt., 111 W. Chesapeake Avenue, Towson, MD 21204, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

456



Petition for Special Exception

97-456-XA

to the Zoning Commissioner of Baltimore County

for the property located at

300 Lennox Avenue

which is presently zoned

DR10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a community building with a group child care center.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Baltimore County

(Type or Print Name)

Signature

Arnold Jacobson

(Type or Print Name)

Director

Permits & Development

Signature

111 West Chesapeake Ave (410) 887-3391

Address

Phone No.

Towson

MD

21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

2-3 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

4/17/97

* ASAP PV AT.

#456



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 300 Lennox Avenue

97-456-XA

which is presently zoned DR10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1301.2.C.1.a. to permit a 4' front setback in lieu of 25'
and a 9' side setback in lieu of 35'

409.6.A.2. to permit a parking variance.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

to be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Baltimore County

(Type or Print Name)

Signature

Director

Arnold Jablon, Permits & Development

(Type or Print Name)

Signature

111 West Chesapeake Ave (410) 887-3391

Address

Phone No

Towson

MD

21204

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

above

Name

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2-3 hr.

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: MSH

DATE

4/17/12

\$ ASAP pr AJ



Printed with Soybean Ink
on Recycled Paper



Zoning Description

97-456-XA

Beginning on the south side of Lennox Avenue
at the east side of Maryland Ave (also bounded
by the north side of Hillen Road). containing
0.860 acres in the 9th Election District,
4th Councilmanic District. Also known as
360 Lennox Avenue.

CERTIFICATE OF POSTING

RE: Case No.: 97-456-XA

Petitioner/Developer: Baltimore County

Date of Hearing/Closing: May 21, 1997

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 300 LENNOX AVENUE

The sign(s) were posted on 5/6/97
(Month, Day, Year)

Sincerely,

Hunter Powe 5/6/97
(Signature of Sign Poster and Date)

Hunter Powe
(Printed Name)

111 W. Chesapeake
(Address)

TOWSON
(City, State, Zip Code)

887-3717
(Telephone Number)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: special exception for a community building with
a group child care center & variances to permit a 4'
front setback in lieu of 25' and a 9' side setback in
lieu of 35' and to permit a parking variance.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than MAY 6

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-456-XA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: 4th FLOOR HEARING RM., COURTS BLDG., 401 BOSLEY AVE.

DATE AND TIME: WED., MAY 21, 1997 AT 9:00 A.M.

REQUEST: Special Exception for a community building with a group
child care center. VARIANCE to permit a 4 ft. front setback
in lieu of 25 ft. and a 9 ft. side setback in lieu of 35 ft.
And to permit a parking variance.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

456
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 456

Petitioner: Baltimore County

Location: 300 Lennox Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Baltimore County c/o Arnold Jablon, Director PDM

ADDRESS: 111 W. Chesapeake Ave

Towson, MD 21204

PHONE NUMBER: (410) 887-3391

AJ:ggs

(Revised 09/24/96)

TO: PUTTICK PUBLISHING COMPANY
May 1, 1997 Issue - Jeffersonian

Please forward billing to:

Permits and Development Mgmt.
111 W. Chesapeake Avenue
Towson, MD 21204
401-887-3391

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-456-XA
300 Lennox Avenue
corner of S/S Lennox Avenue, E/S Maryland Avenue, N/S Hillen Road
9th Election District - 4th Councilmanic
Legal Owner(s): Baltimore County

Special Exception for a community building with a group child care center.
Variance to permit a 4 foot front setback in lieu of 25 feet and a 9 foot side setback in lieu of 35 feet; and to permit a parking variance.

HEARING: WEDNESDAY, MAY 21, 1997 at 9:00 a.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-456-XA
300 Lennox Avenue
corner of S/S Lennox Avenue, E/S Maryland Avenue, N/S Hillen Road
9th Election District - 4th Councilmanic
Legal Owner(s): Baltimore County

Special Exception for a community building with a group child care center.
Variance to permit a 4 foot front setback in lieu of 25 feet and a 9 foot side setback in lieu of 35 feet; and to permit a parking variance.

HEARING: WEDNESDAY, MAY 21, 1997 at 9:00 a.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Arnold Jablon

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 6, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 24, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-456-XA
300 Lennox Avenue
corner of S/S Lennox Avenue, E/S Maryland Avenue, N/S Hillen Road
9th Election District - 4th Councilmanic
Legal Owner(s): Baltimore County

Special Exception for a community building with a group child care center.
Variance to permit a 4 foot front setback in lieu of 25 feet and a 9 foot side setback in lieu of 35 feet; and to permit a parking variance.

HEARING: WEDNESDAY, MAY 21, 1997 at 9:00 a.m., 4th floor hearing room Courts Building, 401 Bosley Avenue.

Arnold Jablon
Director

cc: Arnold Jablon

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 6, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4.25.97
Item No. 452 MJK

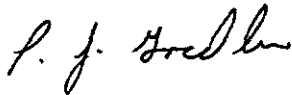
Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

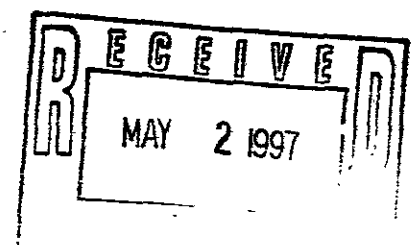
SUBJECT: Zoning Advisory Committee
Meeting Date: April 28, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	443	451	457	458
	445	452	459	
	448	454	460	
	449	455	461	
	450	456		

RBS:sp

BRUCE2/DEPRM/TXTSBP



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 5, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for May 5, 1997
 Item No. 456

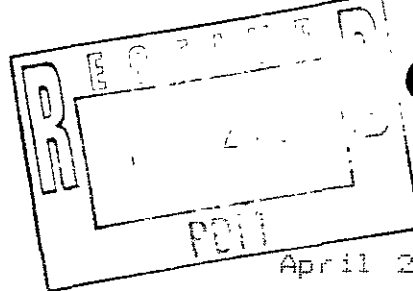
The Development Plans Review Division has reviewed the subject zoning item.

Subject to Landscape Manual. A schematic landscape plan must be submitted.

RWB:HJO:cab

cc: File

ZONE505.456



April 28, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 23, 1997

Item No.: 453, 454, 455, and 456 Zoning Agendas:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code". 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F
cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: May 6, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: 300 Lennox Avenue

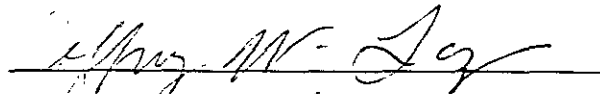
INFORMATION

Item Number: 456
Petitioner: Baltimore County, Maryland
Zoning: DR-10.5
Requested Action: Special Exception & Variance

Summary of Recommendations:

This office supports the variances and special exception for a community building with a group child care center. In addition, we recommend that a landscape plan for the site be submitted to the County's landscape architect for review and approval.

Prepared by:



Division Chief:



AFK/JL

PETITION PROBLEMS

#440 --- CAM

1. Need title of person signing for legal owner.
2. Folder says area is 54.440 -- 54.440 what???

#443 --- JRF

1. Sign form is incomplete/incorrect.

#448 --- MJK

1. Sign form is incomplete/incorrect.

#450 --- MJK

1. Sign form is incomplete/incorrect.

#452 --- MJK

1. Sign form is incomplete/incorrect.
2. Lessee on petition form does not agree with lessee on plat.
3. No legal owner signature, name, address, or telephone number on petition form.

#453 --- MJK

1. Sign form is incomplete/incorrect.

#455 --- JRA

1. Sign form is incomplete/incorrect.
2. Folder says zoning is BL & ROA; petition says ROA.

#456 --- MJK

1. Sign form is incomplete/incorrect.
2. Parking variance for what??

#457 --- JCM

1. No location description on folder (WCR wrote for agenda).
2. Zoning case number on plat is illegible.

#458 --- JRA

1. Sign form is incomplete/incorrect.
2. No telephone number for legal owner.

#461 --- JCM

1. Plat indicates a contract purchaser; petition does not.

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: April 17, 1997

TO: Hearing Officer

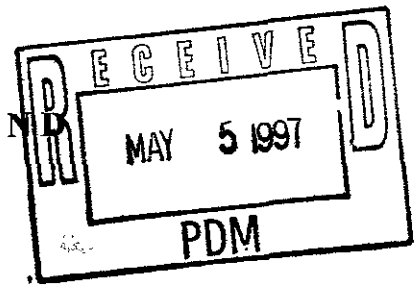
FROM: Mitchell J. Kellman
Planner II
Zoning Review, PDM

SUBJECT: Item #456
300 Lennox Avenue

The hearing date on this property was to be set ASAP. The site plan will be amended by Developer's Section. Any questions, see me.

MJK:scj

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



TO: Mitch Kellman
Permits & Development Mgmt.

DATE: May 1, 1997

FROM: Nancy C. West,
Assistant County Attorney
Office of Law

SUBJECT: The Carver Center
300 Lennox Avenue
Towson, Maryland

*
9:30 - Tuesday
May

As you are aware, the hearing before the Zoning Commissioner on the Petition for Special Exception and Variance has been scheduled for Wednesday, May 21, 1997 at 9:00 a.m. I would appreciate it if you would be available to testify on behalf of the County in this matter. As always, if you have any questions, please do not hesitate to call me at Ext. 4420.

NCW:raj



Petition for Special Exception

97-456-XA

to the Zoning Commissioner of Baltimore County

for the property located at 300 Lennox Avenue

which is presently zoned DR10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

a community building with a group child care center.

[Handwritten signature and stamp]

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Baltimore County
(Type or Print Name)

[Signature]
Signature

Arnold Jablon, Permits & Development
(Type or Print Name) Director

Signature

111 West Chesapeake Ave (410) 887-3391
Address Phone No.

Towson MD 21264
City State Zipcode

Name, Address and phone number of representative to be contacted.

above
Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.2 hr
unavailable for Hearing

the following dates _____ Next Two Months

ALL ☒ OTHER _____

REVIEWED BY: mk DATE 4/17/17

ASAP per AT





Petition for Variance

97-456-XA

to the Zoning Commissioner of Baltimore County

for the property located at 300 Lennox Avenue
which is presently zoned DR 10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

iB01.Z.C.1.a. to permit a 4' front setback in lieu of 25'
and a 9' side setback in lieu of 35'
409.6.A.2. to permit a parking variance.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

to be determined at hearing

RECEIVED
BALTIMORE COUNTY
OFFICE OF ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT
JUN 13 1997

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Baltimore County
(Type or Print Name)

Signature
Director

Arnold Jablon, Permits & Dev. Mgmt
(Type or Print Name)

Signature

111 West Chesapeake Ave (410) 887-3391
Address Phone No.

Towson MD 21204
City State Zipcode

Name, Address and phone number of representative to be contacted.

above
Name

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing 1 2 hr

the following dates Next Two Months

ALL * OTHER

REVIEWED BY: MK DATE 4/17/92

ASAP pr AT



ZAC Comments

PETITIONER'S
EXHIBIT No 2

BALTIMORE COUNTY, MARYLAND

TAXPAYER'S COPY

STATE AND COUNTY REAL PROPERTY TAXES

JULY 1, 1996 THRU JUNE 30, 1997

07/01/96

PROPERTY TAX	142.80	COUNTY TAX...	0	2.855	.00
SALES TAX		STATE TAX.	0	210	.00

168.75

TOTAL 311.55 METROPOLITAN DISTRICT CHARGES 311.55

PROPERTY TAXES LESS CREDIT FOR PAYMENTS 311.55-

09-02-571443-97 4

STATEMENT BALANCE

BALTIMORE COUNTY MARYLAND

26-SP--9-149

COURT HOUSE

BALTIMORE MD 21204

00300 LENNOX

GOFF PLAINS

070196 TAX ROLL

091396 CR 16

A/R BALANCE

311.55

311.55-

.00

BALTIMORE COUNTY, MARYLAND

COLLECTOR'S COPY

STATE AND COUNTY REAL PROPERTY TAXES

1996-97 ANNUAL

4 07/01/96

09-02-571443-97

BALTIMORE COUNTY

PAY THIS AMOUNT

ACCOUNT IN INTEREST

IF PAID

BILL 797

STREET ADDRESS

PAYMENT

311.55-

PAID
DATE NOV 19

BALTIMORE COUNTY, MARYLAND

TAXPAYER'S COPY

DATE 05/20/97
FINE 15:07:20 *** REVENUE A/R LEDGER INQUIRY ***

09-02-571443 97 BALTIMORE COUNTY MARYLAND

00 BALTIMORE MD 21204 26-SF--9-149
00 00300 LENNOX COURT HOUSE

STATE TAX CR 00 WAT BEN GOFF PI
COUNTY TAX CR 00 SEW BEN 00 WAT
00 SEW SER 00 UTIL
F-M BILL 311.55
STATUS WORK CASH-BILL LAST-BILL
091396 01 070196 01
CERT. CHANGE
APPLIED PYMT 311.55-
END OF ACCOUNT
GROSS BILL 00
AMOUNT DUE 00

BALTIMORE COUNTY, MARYLAND

COLLECTOR'S COPY

PANEL RP1001

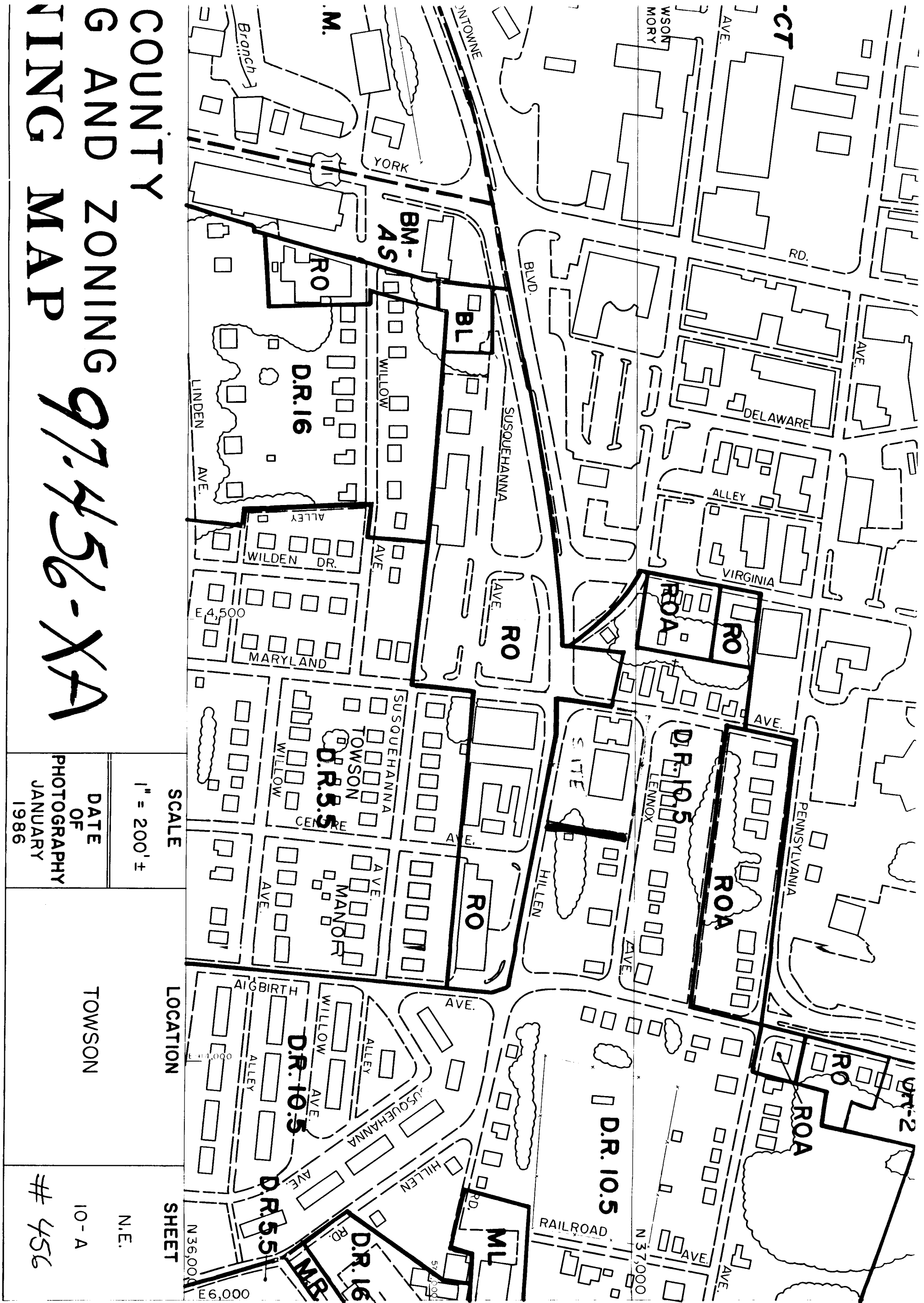
NAME
PROPERTY NO
CITY

DIS
ITY
ING
-2
00

168.75
.00
.00
-3
.00
TOTAL TAX 311.55
CASH 311.55-

PAYMENT

4B



MONTGOMERY COUNTY
GENERAL ZONING MAP
97-456-XA

SCALE	LOCATION	SHEET
1" = 200' ±	TOWSON	N.E. 10-A # 456
DATE OF PHOTOGRAPHY JANUARY 1986		

NE 10-A

